**GOVERNMENT OF ANDHRA PRADESH**
**ABSTRACT**

YAT&C (T) Department – Allotment of land and grant of Incentives to M/s. Bengal Ultimate Resorts LLP, Odisha for Development of 5-star resorts at S.V. Puram, Vadamalapeta, Tirupati as per the provisions of AP Tourism Policy 2024 -29 - Orders - Issued.

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**YOUTH ADVANCEMENT, TOURISM AND CULTURE (T) DEPARTMENT**

**G.O.MS.No. 7Dated: 22-05-2025**

**Read thefollowing:**

1. G.O.Ms.No.17, YAT&C(T) Department, Dt:10.12.2024.
2. Representation of M/s Bengal Ultimate Resorts LLP, Odisha, Dt: Nil.
3. Minutes of the SIPC Meeting, Dt:12.05.2025.
4. Minutes of the SIPB Meeting, Dt:15.05.2025.

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**ORDER :-**

In the reference 1st read above, Andhra Pradesh Tourism Policy 2024-29 has been issued with an aim to create a robust ecosystem that fosters private investment growth by streamlining approval processes, offering incentives and implementing investor-friendly policies, specially focusing on developing anchor destinations to serve as key hubs, attracting both Domestic and International tourists.

2. In the reference 2nd read above, the Tourism Department have received suo-moto investment proposal from M/s Bengal Ultimate Resorts LLP, Odisha for Development of 5-star resorts at S.V. Puram, Vadamalapeta, Tirupati with an investment of Rs.150.52 Crs and direct employment potential of 350 people and requested for allotment of 12.7 acres land and providing incentives as per the A.P. Tourism Policy 2024-29.

3. Accordingly, the proposal was placed before the State Investment Promotion Board (SIPB) meeting held on 15.05.2025 with the recommendations of State Investment Promotion Committee (SIPC) in its meeting held on 12.05.2025. After detailed discussions, the Board has recommended for allotment of 12.7 acres of land in S.V. Puram, Vadamalapeta, Tirupati , in terms of A.P. Tourism Land Allotment Policy 2024-29 subject to certain conditions and for reimbursement of 100% net SGST for a period of 10 years or up to realization of 100% fixed capital investment, whichever is earlier besides providing all other incentives as per the AP Tourism Policy 2024-29 in the reference 4$^{th}$ cited.

4. Government after careful examination of the matter hereby allot land and grant incentives based on the recommendations of the State Investment Promotion Board (SIPB) for Development of 5-star resorts at S.V. Puram, Vadamalapeta, Tirupati by M/s Bengal Ultimate Resorts LLP, Odisha as follows:

i. Allotment of 12.7 acres of land in S.V. Puram, Vadamalapeta, Tirupati with the Sy. Nos 428-2 Part to the extent of 0.30Acs , and 428-3 to the extent of 12.40Acs (total 12.7Acs) in terms of A.P. Tourism Land Allotment Policy 2024-29, subject to the following conditions :

   a. The company shall follow the applicable buffer zone regulations and conditions mentioned by the District Collector, Tirupati, as 1.14 acres is covered by HT lines and its buffer zone.
   b. The lease tenure shall be 66 years with an extension for 33 years upon successful operation of the project.
   c. The lease rent shall be 1% of the SRO value per annum, enhanced by 5% in a block of every 3 years.
   d. The Additional Development Premium (ADP) shall be 1% of the Gross Revenue per annum, enhanced by 5% in a block of every 3 years.

Contnd…2

e. The Government based on the recommendations of SIPB did not recommend for waiver of mandatory charges such as project development fee, Performance Security both refundable & Non-refundable under Land Allotment Policy.

ii. Reimbursement of 100% net SGST for a period of 10 years or up to realization of 100% fixed capital investment, whichever is earlier.

iii. All other incentives as per the AP Tourism Policy 2024-29, which include:

a. Reimbursement of 100% of stamp duty for lease of land/ shed/ buildings, mortgages and hypothecations.
b. 10% of Fixed Capital Investment (FCI) limited to ₹ 10 Crore being a Mega Tourism Project in 5 equal instalments.
c. Electricity charges at industry rates
d. Reimbursement of electricity duty for a period of 5 years .
e. Property Tax, water supply charges, sewage tax, and property tax to tourism-related projects at industry rates. The Bar license fees will be as per the Excise Policy of the State.

5. The Revenue Department shall take necessary action required for alienation of land in favour of Tourism Department as per rules in force.

6. The Chief Executive Officer, Andhra Pradesh Tourism Authority, Vijayawada shall take further necessary action, accordingly.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**AJAY JAIN**
**SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To
The Chief Executive Officer, Andhra Pradesh Tourism Authority,
Vijayawada.
M/s Bengal Ultimate Resorts LLP, Odisha.
(through CEO, APTA)
The Revenue Department,
The District Collector, Tirupati,

**Copy to:**
The Industries & Commerce Department,
The Finance Department,
The Additional Secretary to CM.
The OSD to Minister for Tourism (TC & C)
The PS to Special Chief Secretary to Government, YAT&C(T) Dept.
The G.A (Cabinet) Department, A.P.Secretariat, Velagapudi.
SF/SC (2830769).

**// FORWARDED :: BY ORDER//**

**SECTION OFFICER**